Doc. No.
ADOPTED 5036

MEMORANDUM

APRIL 21, 1988

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR NEIGHBORHOOD
PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on thiry-four zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

Neighborhoods	Recommendations			
	Approval	Denial	Denial w/o Prejudice	Deferral
Allston-Brighton	6			
Back Bay	2			
Beacon Hill	1			
Charlestown			1	1
Chinatown				
City Proper	1			
Dorchester	6			
East Boston	2			
Fenway				
Government Center				
Hyde Park	2			
Jamaica Plain	2	1		1
Kenmore				
Mattapan			1	
North End	1			
Roslindale		1		
Roxbury				
South Boston			2	
South Cove				
South End	1			
West Roxbury				

Allston-Brighton

Approval Z-11244. 1266 Commonwealth Ave. New store.

Approval Z-11247. 34R Lake St. Accessory garage.

Approval	Z-11249.	27 Long Ave. Five to three family dwelling.
Approval	Z-11257.	151-161 Sutherland Rd. Catering
Approval	Z-11373.	10 Eulita Terr. Retail space to residential apartment.
Approval	Z-11413.	5 Leamington Rd. Two story addition.
Back Bay		
Approval	Z-11456.	91-97 Massachusetts Ave. Ice cream parlor.
Approval	Z-11401.	256 Beacon St. Eight foot fence.
Beacon Hill		
Approval	Z-11455.	55 Joy St. Legalize eight apartments.
Charlestown		
Denial w/o Prejudice	Z-11417-11418.	Belmont St. Two three family dwellings.
Deferral	Z-11410.	286A-290 Medford St. Thirteen apartments.
City Proper		
Approval	Z-11403.	350 Atlantic Ave. Computer training school.
Dorchester		
Approval	Z-11186.	42 Bailey St. Subdivision.
Approval	Z-11375.	2 Everett St. Rebuild porch.
Approval	Z-11394.	5 Annapolis St. One story addition.
Approval	Z-11399.	64 Rockne Ave. One story addition.
Approval	Z-11404.	33 Gibson St. Silk screening of shirts and cards.
Approval	Z-11412.	25 Helena Rd. Dormer addition.
East Boston		
Approval	Z-11405.	25 Falcon St. Two to three family dwelling.
Approval Denial	Z-11414-11415.	113 Addison and 202-204 Leyden Sts. Two apartments, two to fo
Hyde Park		
Approval	Z-11379.	196 Dana Ave. Legalize location of one family dwelling.
Approval	Z-11411.	35 Williams Ave. Enclose porch.

Jamaica Plain

Approval	Z-11372.	1 Arborview Rd. Family room addition.
Approval	Z-11374.	76 Wenham St. Rebuild and enclose porches.
Deferral	Z-11381.	12-14 Harris Ave. Apartment, clinic, lodging house.
Denial	Z-11409.	80 Sheridan St. One to two family dwelling.

Mattapan

Denial w/o Prejudice	Z-11370.	15 Deering Rd. Two family dwelling.

North End

Approval	Z-11290.	99-101 Salem St. Retail space to residential apartment.

Roslindale

Denial	Z-11400.	138 Metropolitan Ave. Two to three family dwelling.

Roxbury

Denial w/o Prejudice	Z-11256.	71-73A Centre St. Eight apartments.
Deferral	Z-11229.	8-10 Williams Street. Warehouse to 29 apartments.

South Boston

Denial w/o Prejudice	Z-11185.	391 Congress Street. Parking lot 54 cars.
Denial w/o Prejudice	Z-11453.	285-297 Summer Street. Five story addition.

South End

Approval	Z-11376.	533 Massachusetts Ave. Four to five apartments.

BOARD OF APPEAL REFERRALS APRIL 21, 1988

		Hearing	
*1.	Z-11185	5/3/88	Nicholas Contas 391 Congress Street, Boston
2.	Z-11186	4/26/88	Christopher Shea 42 Bailey Street, Dorchester
3.	Z-11244	5/3/88	First National Stores 1266 Commonwealth Avenue, Brighton
4.	Z-11247	5/3/88	Dominic Rotolo 34R Lake Street, Brighton
5.	Z-11249	5/3/88	Kwok Wai Chan 27 Long Avenue, Brighton
*6.	Z-11256	5/3/88	Roxbury Action Program, Inc. 71-73A Centre Street, Roxbury
7.	Z-11257	5/3/88	Williams & Bertucci 151-161 Sutherland Road, Brighton
8.	Z-11290	5/3/88	Giovanni LaVita 99-101 Salem Street, Boston
9.	Z-11370	5/3/88	Mark Loughman 15 Deering Road, Mattapan
10.	Z-11372	4/26/88	Nancy Kelleher 1 Arborview Road, Jamaica Plain
11.	Z-11733	4/26/88	Kai & Wendy Lau 10 Eulita Terrace, Brighton
12.	Z-11374	5/3/88	Dwight W. Fraser 76 Wenham Street, Jamaica Plain
13.	Z-11375	4/26/88	Candace M. Clampitt & Richard Caron 2 Everett Street, Dorchester
14.	Z-11376	4/26/88	Samuel Lasoff 533 Massachusetts Avenue, Boston
15.	Z-11379	4/26/88	Sabato Ferrara 196 Dana Avenue, Hyde Park
16.	Z-11381	5/3/88	Nam-Ye Lee & Bo-In Lee 12-14 Harris Avenue, Jamaica Plain
17.	Z-11394	4/26/88	Julio & Clara Diaz 5 Annapolis Street, Dorchester

*not included in original submission

BOARD OF APPEAL REFERRALS APRIL 21, 1988

		Hearing	
18.	Z-11399	5/3/88	William Clough 64 Rockne Avenue, Dorchester
19.	Z-11400	4/26/88	Maria G. Colantuoni 138 Metropolitan Avenue, Roslindale
20.	Z-11401	4/26/88	Alvin Goldsmith 256 Beacon Street, Boston
21.	Z-11403	4/26/88	Rowes Wharf Limited Partnership 350 Atlantic Avenue, Boston
22.	Z-11404	4/26/88	Sylvester L. Salcedo 33 Gibson Street, Dorchester
23.	Z-11405	5/3/88	Stephen J. Celona 25 Falcon Street, East Boston
24.	Z-11409	4/26/88	Jonathan K. Schlefer 80 Sheridan Street, Jamaica Plain
25.	Z-11411	5/3/88	Garret McGowan 35 Williams Avenue, Hyde Park
26.	Z-11412	4/26/88	John F. Gribos 25 Helena Road, Dorchester
27.	Z-11413	4/26/88	Bernice Siegel 5 Leamington Road, Brighton
*28.	Z-11414-11415	4/26/88	Josephine Amaticci 113 Addison Street & 202-204 Leyden Street East Boston
29.	Z-11417-11418	5/3/88	Belmont Realty Trust 43-45 Belmont Street, Charlestown
30.	Z-11455	5/3/88	Ladd M. Martin, Trustee 55 Joy Street, Boston
31.	Z-11456	5/3/88	Jerrold Green 91-97 Massachusetts Avenue, Boston
*32.	Z-11229	5/3/88	Williams Street Corporation 8-10 Williams Street, Roxbury
*33.	Z-11410	5/3/88	John Stevens 286A-290 Medford Street, Charlestown
*34.	Z-11453	5/3/88	285 Summer Street Trust (Frederic S. Clayton) 285-297 Summer Street, South Boston

*not included in original submission

Board of Appeal Referrals 4/21/88

Hearing: 5/3/88

Z-11185
Nicholas Contos
391 Congress Street
South Boston

Site: Parking lot

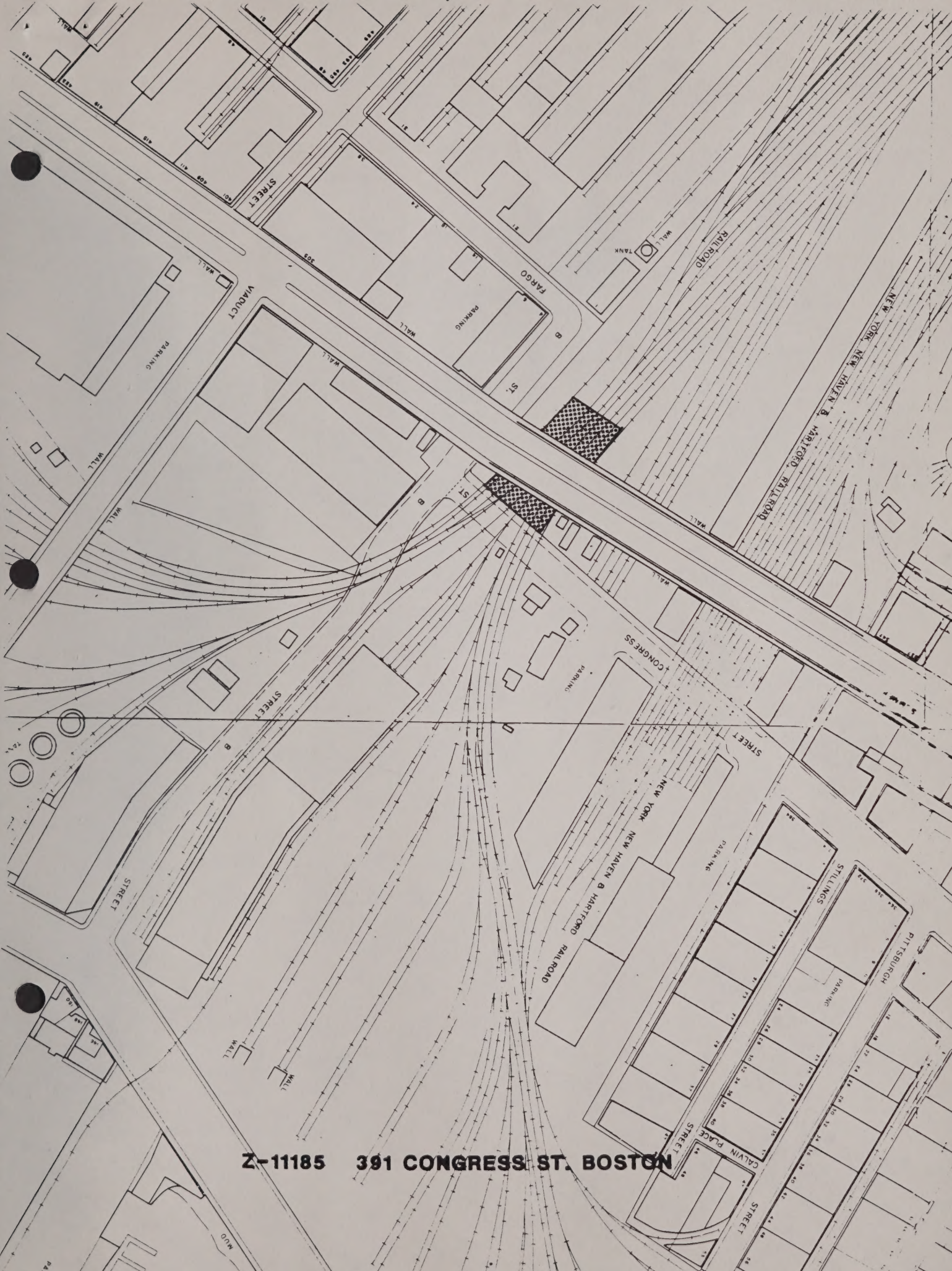
District(s): Industrial (I-2)

Purpose: Open air parking for 54 cars.

Violation(s): Parking lot is conditional use.

Restricted parking district.

VOTED: In reference to petition Z-11185, Nicholas Contos, 391 Congress Street, South Boston, for two conditional uses for open air parking of 54 cars in an industrial (I-2) district, the Boston Redevelopment Authority recommends denial without prejudice. The site is located on Congress Street near B Street and Fargo Street, and is located in a Restricted Parking District. This area is being studied by the Authority, the Boston Transportation Department, and the Fort Point Channel Citizens Advisory Committee. The Authority, The Department, and The Committee supported the expansion of the Restricted Parking District to include all of South Boston in an attempt to relieve traffic congestion in this area and in the adjacent South Boston residential community.


Z-11185 391 CONGRESS ST. BOSTON

2

Board of Appeal Referrals 4/21/88

Hearing: 4/26/88

Z-11186
Christopher Shea
42 Bailey Street
Dorchester

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Subdivide.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11186, Christopher Shea, 42 Bailey Street, Dorchester, for variance to subdivide in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Appellant proposes to convey 5,062 square feet of his existing Bailey Street property to create a new lot at 40 Burt Street. Remaining rear yard will be comparable in size to those existing on both streets.

Z-11186 42 BAILEY ST. DORCHESTER

Board of Appeal Referrals 4/21/88

Hearing: 5/3/88

Z-11244
First National Stores
1266 Commonwealth Avenue
Brighton

Site: One-story structure

District(s): General business (B-1)

Purpose: Erect partition wall to create store.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11244, First National Stores, 1266 Commonwealth Avenue, Brighton, to erect partition wall to create store in a general business (B-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with the following provisos: that plans with particular respect to landscaping, lighting, and signage be submitted to the Authority for design review approval; that appellant submit to the Board of Appeal copies of any existing parking leases. Present 14,045-square-foot CVS Pharmacy will be partitioned to create a new 4,565-square-foot store. Provisos will ensure improvement of landscaping, lighting, signage, compliance with off-street parking requirement, and respond to PZAC concerns. Proposed change located in Commonwealth Avenue Corridor subarea.

Z-11244 1266 COMMONWEALTH AVE. BOSTON

4

Board of Appeal Referrals 4/21/88

Hearing: 5/3/88

Z-11247
Dominic Rotolo
34R Lake Street
Brighton

Site: 2½-Story structure

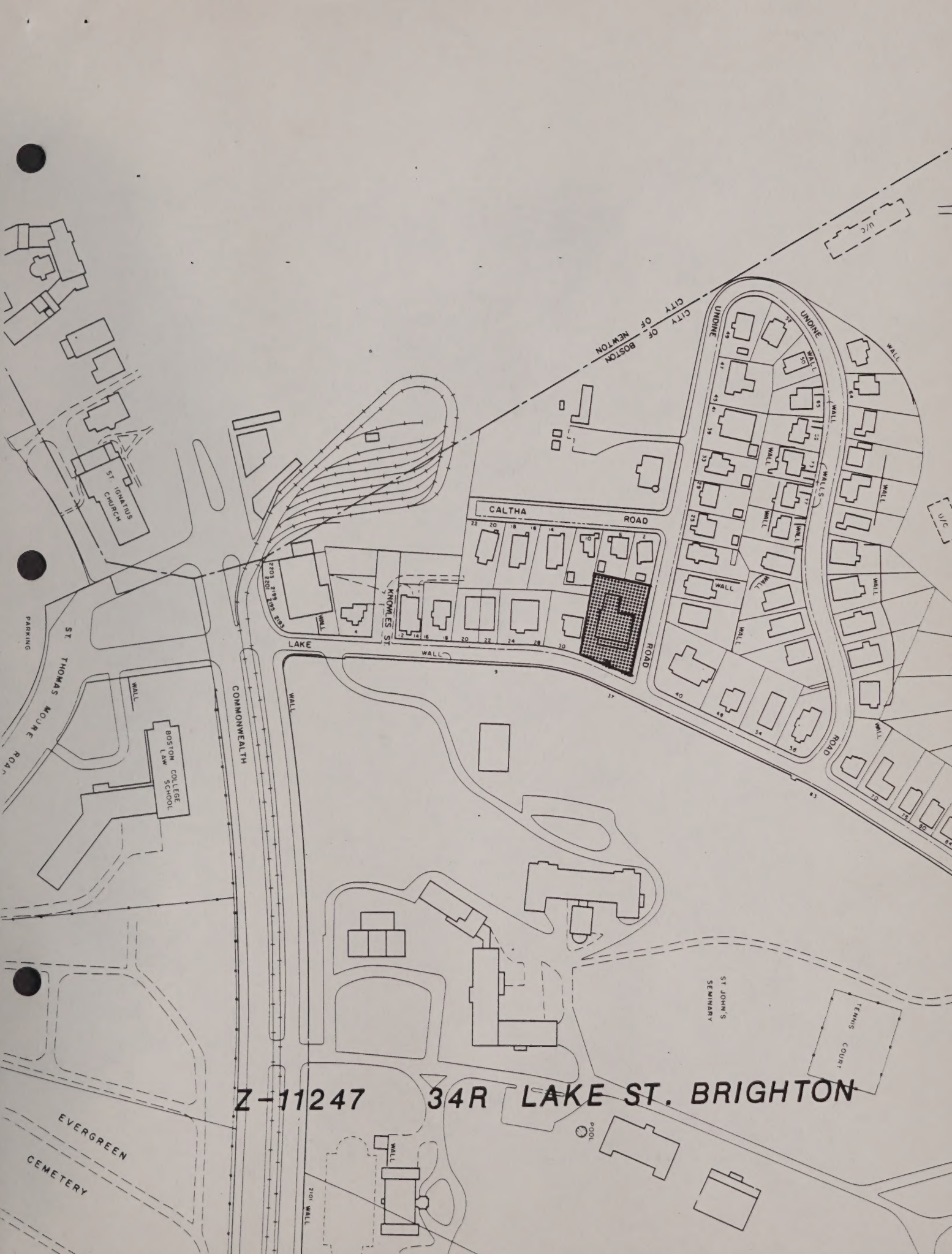
District(s): Single-family (S-.5)

Purpose: Erect accessory two-car garage.

Violation(s): Accessory structure in rear yard.

Interim Planning Overlay District.

VOTED: In reference to petition Z-11247, Dominic Rotolo, 34R Lake Street, Brighton, for variance to erect accessory two-car garage in a single-family (S-.5) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Design of proposed garage is unobtrusive and compatible with architecture and materials of surrounding properties. Planning and Zoning Advisory Committee has indicated no position. Proposed project is located in the Oak Square/Washington Heights IPOD subarea.


CITY OF BOSTON
CITY OF NEWTON
UNDINE
UNDINE
CALTHA
ROAD
LAKE
WALL
KNOWLES ST.
ROAD
ST. IGNATIUS CHURCH
ST THOMAS MOORE ROAD
PARKING
BOSTON LAW COLLEGE SCHOOL
COMMONWEALTH
ST JOHN'S SEMINARY
TENNIS COURT
POOL
EVERGREEN CEMETERY
Z-11247 34R LAKE ST. BRIGHTON

5

Board of Appeal Referrals 4/21/88

Hearing: 5/3/88

Z-11249
Kwok Wai Chan
27 Long Avenue
Brighton

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from five- to three-family dwelling.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11249, Kwok Wai Chan, 27 Long Avenue, Brighton, for change of occupancy from five- to three-family dwelling in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Proposed occupancy will tend to abate parking and density problems in the neighborhood. Planning and Zoning Advisory Committee expressed approval.

Z-11249 27 LONG AVE. BRIGHTON

6

Board of Appeal Referrals 4/21/88

Hearing: 5/3/88

Z-11256
Roxbury Action Program, Inc.
71-73A Centre Street
Roxbury

Site: 7,746 Square feet of land

District(s): Apartment (H-1)

Purpose: Erect four attached prefabricated structures for eight condominiums.

Violation(s): Off-street parking lot allowed in front yard nor within five feet of side lot line.

Insufficient lot area, open space, rear yard, and off-street parking.

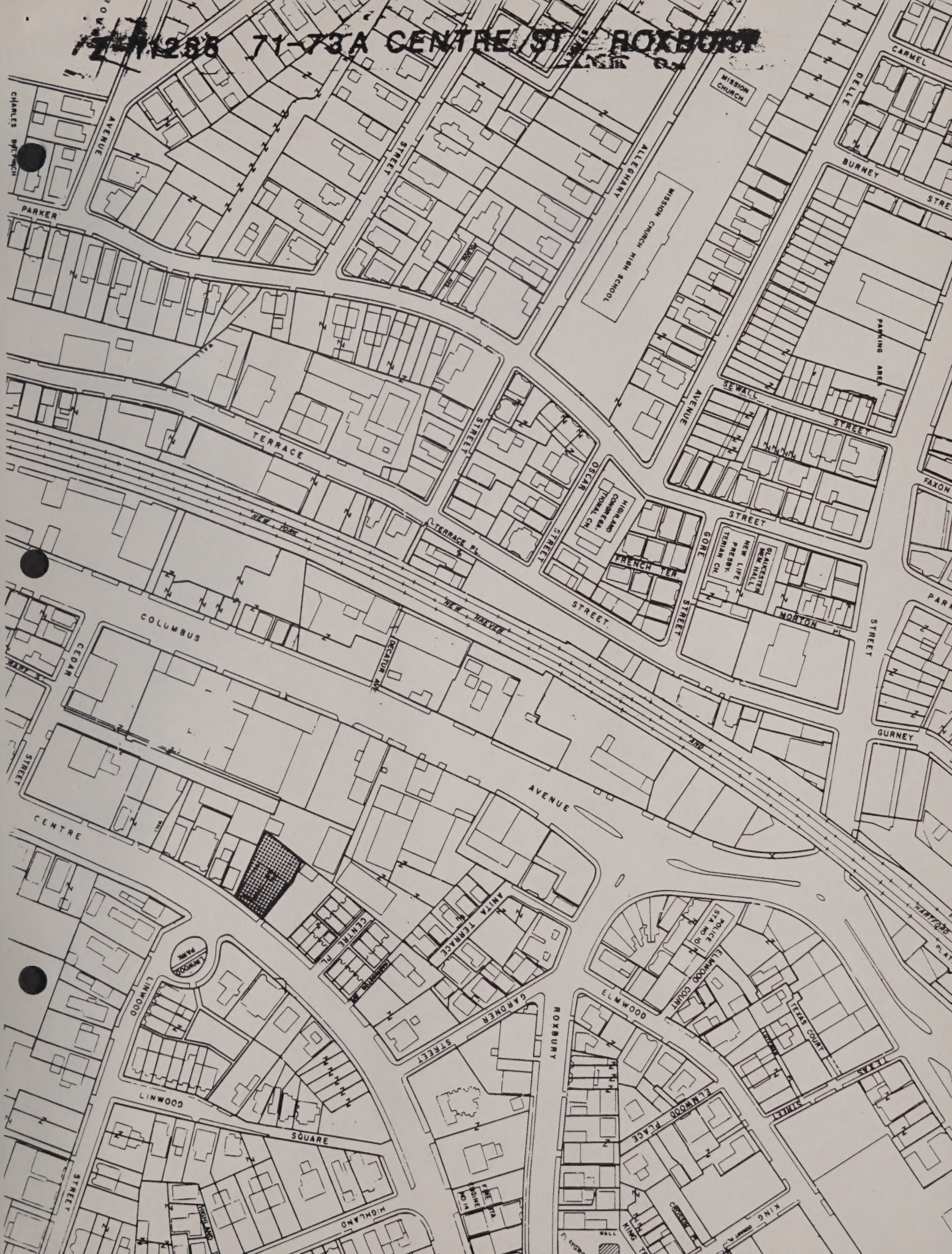
Interim Planning Overlay District.

VOTED: In reference to petition Z-11256, Roxbury Action Program, Inc., 71-73A Centre Street, Roxbury, for five variances to erect four prefabricated structures for eight condominiums in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. The site is an approximately 7,746-square-foot vacant lot which lies between two residential properties and directly abuts the rear of the Roxbury Community College campus. The project is located in an H-1 zoning district along a Neighborhood Business District within the Highland Park subdistrict of the Roxbury Interim Planning Overlay District. Centre Street is a primary arterial through Highland Park community connecting Columbus Avenue to the Dudley Station area. The residential use of the site is appropriate because the existing land uses along this area of Centre Street consist of low-density residential dwellings. Directly across the street is a City of Boston park, Linwood Park reinforcing the low-scale development of the area. However, the existing on-street parking spaces on Centre Street are at a premium and to add to the existing demand would not benefit the redevelopment efforts presently underway in Highland Park. The construction of eight residential units requires 12,000 square feet of land, 3,200 square feet of usable open space, and ten off-street parking spaces. The present proposal has site planning problems directly

relating to the Highland Park neighborhood and also violates the underlying zoning.

Highland Park is a historical area developed over a period of two hundred years and contains a wide variety of architectural styles. The assortment of development styles for prefabricated structures offers developers a number of options to produce new development sensitive to the existing building and architectural patterns of the area while utilizing modern construction methods. The primary defect in the present plan is that the proposed structure does not reflect the existing development patterns in the surrounding neighborhood. The proposed eight-unit structure is too dense, the siting of the building is diagonally across the lot with the front of the building facing the side of the adjacent house, the five spaces provided are half of the necessary off-street parking spaces required and they are located in the front of the lot, and building is not sensitive to the existing architectural features of the surrounding neighborhood. This plan would also disrupt the established streetscape along Centre Street negatively affecting the abutting properties, and development regarding this lot should not disrupt the existing building patterns in the Highland Park neighborhood.

New development along the street must adequately address both the architectural character of the area and the increased traffic demands new development creates as well as preventing disruptions to the established building patterns. Future plans for this lot should reflect a reduction in the number of units, a substantial redesign of the site plan, and a structure which is more sensitive to the existing architectural character of the neighborhood. The developer should review their proposal with the Roxbury PZAC.


71-73A CENTRE ST.
CHARLES BRENCH
AVENUE
PARKER
STREET
ALLEGHANY
MISSION CHURCH
CARMEL
OELLE
BURNEY
MISSION CHURCH HIGH SCHOOL
PARKING AREA
SEWALL
STREET
TERRACE
NEW YORK
TERRACE PL.
OSCAR
HIGHLAND COMMERCIAL CTR.
AVENUE
FAXON
FRENCH TEA
GORE
STREET
NEW LIFE PENTEC. CH.
GLADCHESTER COMM. HALL
MORTON PL.
COLUMBUS
CEDAR
NEW HAVEN
DECATUR AVE
AVENUE
GURNEY
CENTRE
ANITA TERRACE
CENTRE PL.
CARDNER
STREET
ROXBURY
ELMWOOD
POLICE STA NO 10
ELMWOOD COURT
TEXAS COURT
TEXAS
ELMWOOD PLACE
LINWOOD
LINWOOD PARK
LINWOOD SQUARE
HIGHLAND
KING

Board of Appeal Referrals 4/21/88

Hearing: 5/3/88

Z-11257
Williams & Bertucci
151-161 Sutherland Road
Brighton

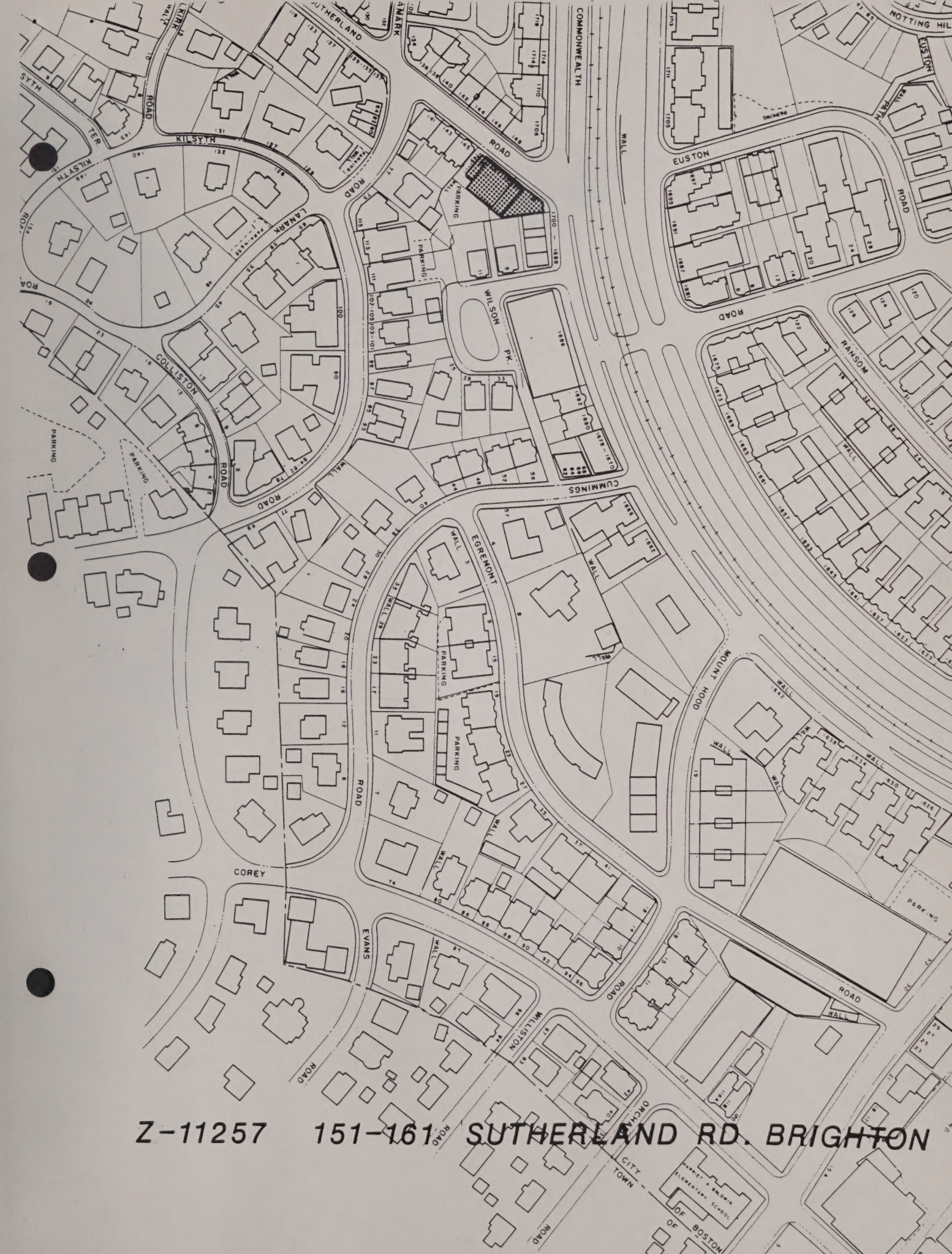
Site: One-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from four stores and restaurant to three stores, catering, and restaurant.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11257, Williams & Bertucci, 151-161 Sutherland Road, Brighton, for change of occupancy from four stores and restaurant to three stores, catering, and restaurant in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Proposed project is located in a neighborhood shopping center. This is a small cluster of five stores located on the corner of Sutherland and Commonwealth Avenue which is in the Commonwealth Avenue Corridor IPOD subarea. Physical alterations are confined to the interior of the building. Catering company will prepare natural foods for wholesale and retail. Deliveries and pickups to proposed project could perhaps pose a problem. Two possible solutions are offered. First, the rear parking area, which has access to the rear exit of catering company, could be used for at least some of the deliveries, perhaps during peak parking and traffic times. Second, store owners could investigate with the City, the possibility of establishing a loading zone immediately in front of stores. These considerations, however, do not make the proposed project inappropriate. The Allston-Brighton PZAC has reviewed proposal and has expressed approval.



Z-11257 151-161 SUTHERLAND RD. BRIGHTON

8

Board of Appeal Referrals 4/21/88

Hearing: 5/3/88

Z-11290
Giovanni LaVita
99-101 Salem Street
Boston

Site: Four-story structure

District(s): General business (B-2)

Purpose: Change occupancy from three apartments and two stores to four apartments and store.

Violation(s): Insufficient open space.

VOTED: In reference to petition Z-11290, Giovanni LaVita, 99-101 Salem Street, Boston, for variance for change of occupancy from three apartments and two stores to four apartments and store in a general business (B-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to facade be submitted to the Authority for design review approval. Former retail space converted to residential use. Commercial space remains in basement.

Z-11290 99-101 SALEM ST. BOSTON
SALEM
NORTH
HANOVER
STREET
CROSS
CENTRAL
ARTERY
FITZGERALD
EXPRESSWAY
BLACKSTONE
UNION
MARSHALL
ST.
NEW CONGRESS
SUDBURY
PARKING
PARK NG
ST. MARY'S R.C. CHURCH
ST. MARY'S RECTORY
ST. MARY'S PAROCHIAL SCHOOL
COOPER
THATCHER
WASHINGTON
JOHN
STILLMAN
PL.
MARION
BALDWIN
PLACE
NOYES
PLACE
JERUSALEM
PL.
PARMENTER
CHRISTOPHER COLUMBUS R.C. YOUTH CENTER
WESLEY
PLAYGROUND
ANTHONY
R.C. SCHOOL
CITY OF BOSTON BATH HOUSE
ST. LEONARD'S R.C. CHURCH
ST. LEONARD'S MONASTARY
ST. LEONARD'S CHRISTIAN CENTER
CHRIS. COLUMBUS JULIA BILLIARD SCHOOL AND CENTRAL CATH. R.C.
BENNET
WIGGIN
CITY OF BOSTON PRINTING BLDG.
SEAMEN'S HOUSE
RICHMOND
TUNNEL
FERRY
FULTON
PL.
CHAIR
ALLEY
COMMERCIAL
TILE
LANGDON
PL.
CALLAHAN TUNNEL BLDG.
NORTH SQUARE
SACRED HEART R.C. CHURCH
SUN
MOON
ST. JOHN'S GRAMMAR SCHOOL R.C.
GARDEN COURT
ST.
FLEET
LEWIS
CLARK
MARTIN
ST. STEPHEN'S R.C. CHURCH
POWER STATION
COMMERCIAL WHARF SOUTH
LEWIS WHARF
AVE.
PARKING
TUNNEL

Board of Appeal Referrals 4/21/88

Hearing: 5/3/88

Z-11370
Mark Loughman
15 Deering Road
Mattapan

Site: 4,947 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area and side yard.

VOTED In reference to petition Z-11370, Mark Loughman, 15 Deering Road, Mattapan, for two variances to erect two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. Area is predominantly three-family tripledecker. Proposed building is a two-story modular structure that neither conforms with nor compliments massing, proportions, height or architectural style of surrounding structures. Front facade of proposed structure has no entrance facing the street, in stark contrast to other structures in the area. Drawings are not site-specific. This a reoccurring problem with modular buildings. In addition, drawings fail to indicate landscaping, driveway, or paving. A site plan, rather than simply a plot plan, is necessary.

Z-11370 15 DEERING RD. MATTAPAN

10

Board of Appeal Referrals 4/21/88

Hearing: 4/26/88

Z-11372
Nancy Kelleher
1 Arborveiw Road
Jamaica Plain

Site: 1½-Story structure

District(s): Single-family (S-.3)

Purpose: ERect one-story rear addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11372, Nancy Kelleher, 1 Arborview Road, Jamaica Plain, for variance to erect one-story rear addition to one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Family room addition. Adequate rear yard remaining.

Z-11372 1 ARBORVIEW RD. JAMAICA PLAIN

11

Board of Appeal Referrals 4/21/88

Hearing: 4/26/88

Z-11373
Kai & Wendy Lau
10 Eulita Terrace
Brighton

Site: 2½-Story structure

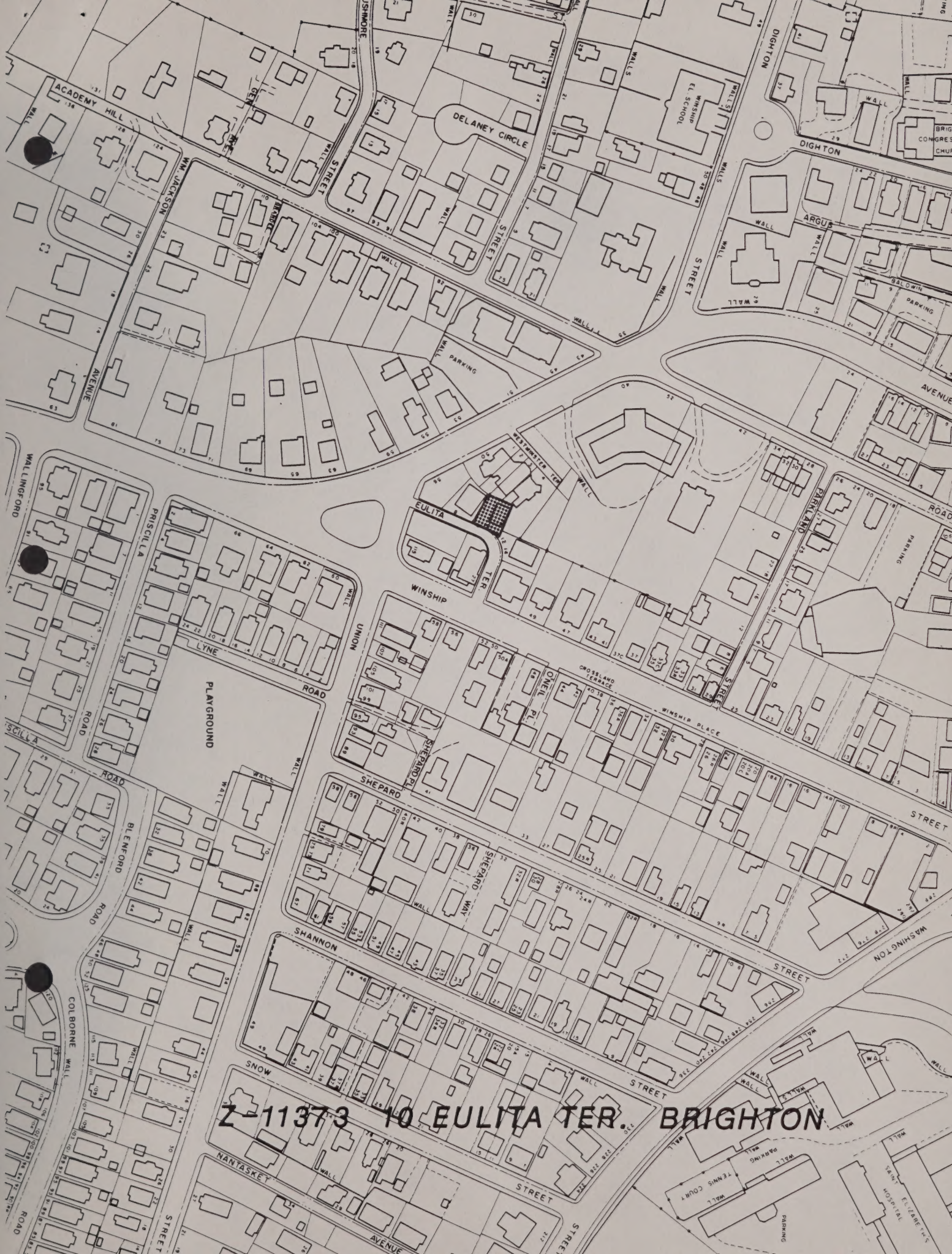
District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from one-family dwelling and two stores to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-11373, Kai & Wendy Lau, 10 Eulita Terrace, Brighton, for forbidden use and two variances for change of occupancy from one-family dwelling and two stores to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular attention to condition of facades, paving, and landscaping be submitted to the Authority for design review approval. Though this structure has legal occupancy for two stores, these do not appear to be in operation. Eulita Terrace is a small, crescent-shaped street, the width of which is no greater than fifteen feet. There are condominiums immediately adjacent to the structure. Property is in poor shape. Facade is in need of renovation. Paving is cracked and in state of disrepair. Landscaping is practically nonexistent.


ACADEMY HILL
DELANEY CIRCLE
WM. JACKSON
AVENUE
STREET
DIGHTON
ARGUS
BALDWIN
PARKING
EULITA
TER.
WINSHIP
WALLINGFORD
PRISCILLA
LYNE
ROAD
PLAYGROUND
UNION
CROSSLAND TERRACE
WINSHIP PLACE
SHEPARD
WAY
SHANNON
SNOW
NANTASKET
BLENFORD
COLBORNE
WASHINGTON
PARKLAND
TENNIS COURT
Z-11373 10 EULITA TER. BRIGHTON

Board of Appeal Referrals 4/21/88

Hearing: 5/3/88

Z-11374
Dwight W. Fraser
76 Wenham Street
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Rebuild and enclose rear porches of three-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-11374, Dwight W. Fraser, 76 Wenham Street, Jamaica Plain, for variance to rebuild and enclose rear porches of three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval with particular attention to eliminating proposed third-floor roofdeck. Appellant proposes to build a 8' x 30' enclosed rear porches. Proposed structures consist of first- and second-floor enclosed porches with a third-floor roofdeck. Porches are appropriate, however, proposed conflicts with rooflines of gable roof and architectural style of structure and constitutes an excessive use of rear decks to the detriment of the privacy of immediate neighbors.

TERRACE
PARKING
HYDE PARK
NEW YORK NEW HAVEN & HARTFORD RAILROAD PROVIDENCE WALL DIVISION
WALK HILL
WENHAM
STREET
MARNEY
STREET
WALK HILL ST.
PARKMAN PLAYGROUND
STREET
STREET
STREET

13

Board of Appeal Referrals 4/21/88

Hearing: 4/26/88

Z-11375
Candace M. Clampitt & Richard Caron
2 Everett Street
Dorchester

Site: Three-story structure

District(s): Residential, two-family (R-.5)

Purpose: Rebuild front porch of three-family dwelling.

Violation(s): Insufficient front yard.

VOTED: In reference to petition Z-11375, Candace M. Clampitt & Richard Caron, 2 Everett Street, Dorchester, for two variances to rebuild front porch of three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Petition involves the removal of a two-story addition from the front of the house and to reconstruct a one-story porch, which will restore the facade of the house to its orignial condition and reflects the architectural characteristics of the "Clam Point" neighborhood.

Z-11375 2 EVERETT ST. DORCHESTER
EXPRESSWAY
PIERHEAD LINE
BULKHEAD LINE
MUD
FREEPORT STREET
STREET
WALL
PARKING
EVERETT
BYRNE PLAYGROUND
PARK
ASHLAND
BEACH
HARRISON
NEW YORK
NEW HAVEN
MAPES ST
HARTFORD
AUTHORITY
TRANSIT
GRIFFIN CT.
CLAYTON PLACE
CLAYTON

Board of Appeal Referrals 4/21/88

Hearing: 4/26/88

Z-11376
Samuel Lasoff
533 Massachusetts Avenue
Boston

Site: Four-story structure

District(s): Apartment (H-2)

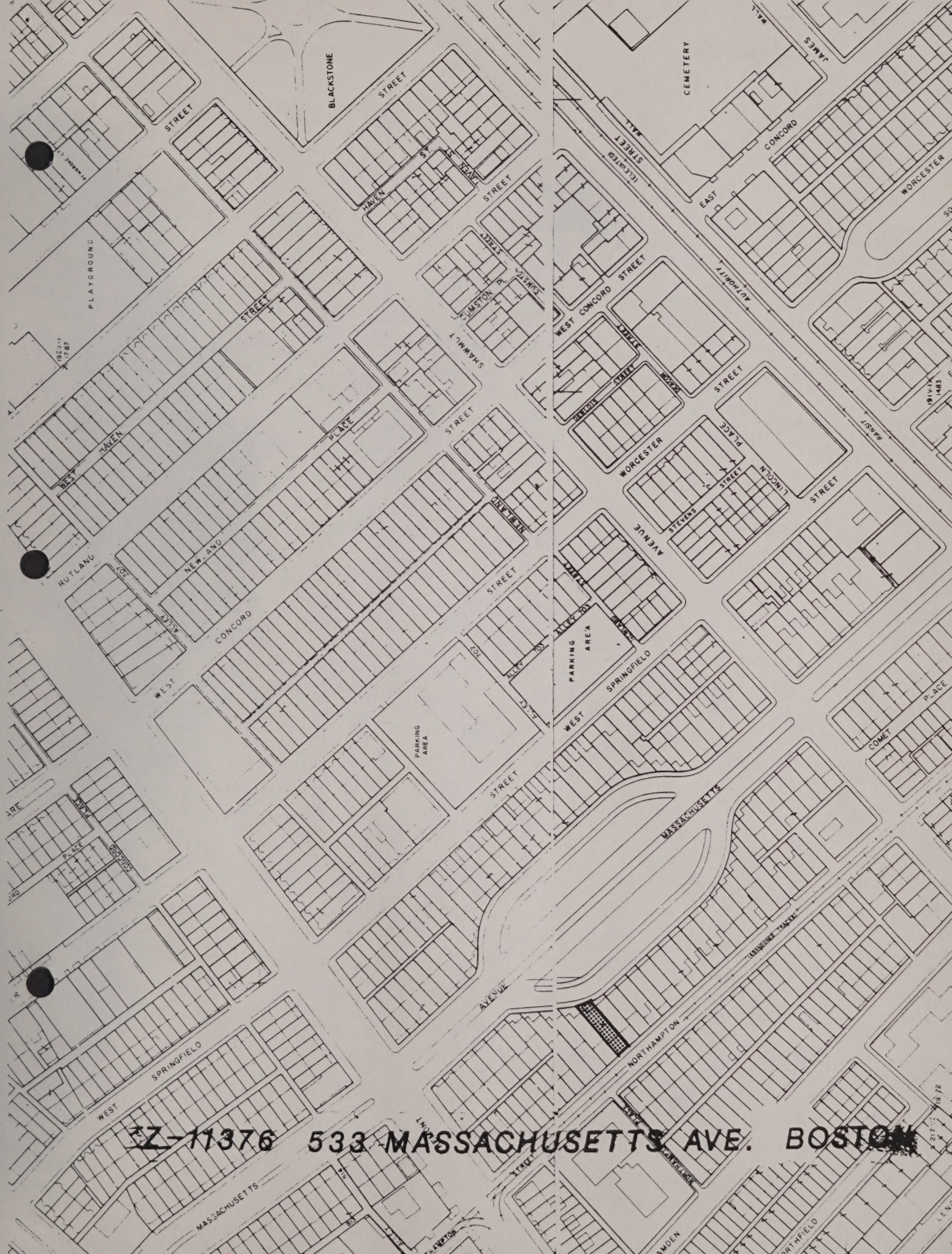
Purpose: Change occupancy from four to five apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Excessive floor area ratio.

Insufficient open space.

VOTED: In reference to petition Z-11376, Samuel Lasoff, 533 Massachusetts Avenue, Boston, for forbidden use and two variances for change of occupancy from four to five apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with proviso that basement apartment comply with Inspectional Services Department guidelines for such units and that appellant review proposal with Chester Neighborhood Association.



Z-11376 533 MASSACHUSETTS AVE. BOSTON

Board of Appeal Referrals 4/21/88

Hearing: 4/26/88

Z-11379
Sabato Ferrara
196 Dana Avenue
Hyde Park

Site: One-story structure

District(s): Single-family (S-.3)

Purpose: Legalize location of structure on lot.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-11379, Sabato Ferrara, 196 Dana Avenue, Hyde Park, for variance to legalize location of structure on lot in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval. One-family dwelling built in 1980. Twelve-foot side yard required; ten feet provided. Minimal violation. Appellant seeking bank loan.

Z-11379 196 DANA AVE. HYDE PARK

Board of Appeal Referrals 4/21/88

Hearing: 5/3/88

Z-11381
Bo-In Lee & Nam-Ye Lee
12 & 14 Harris Avenue
Jamaica Plain

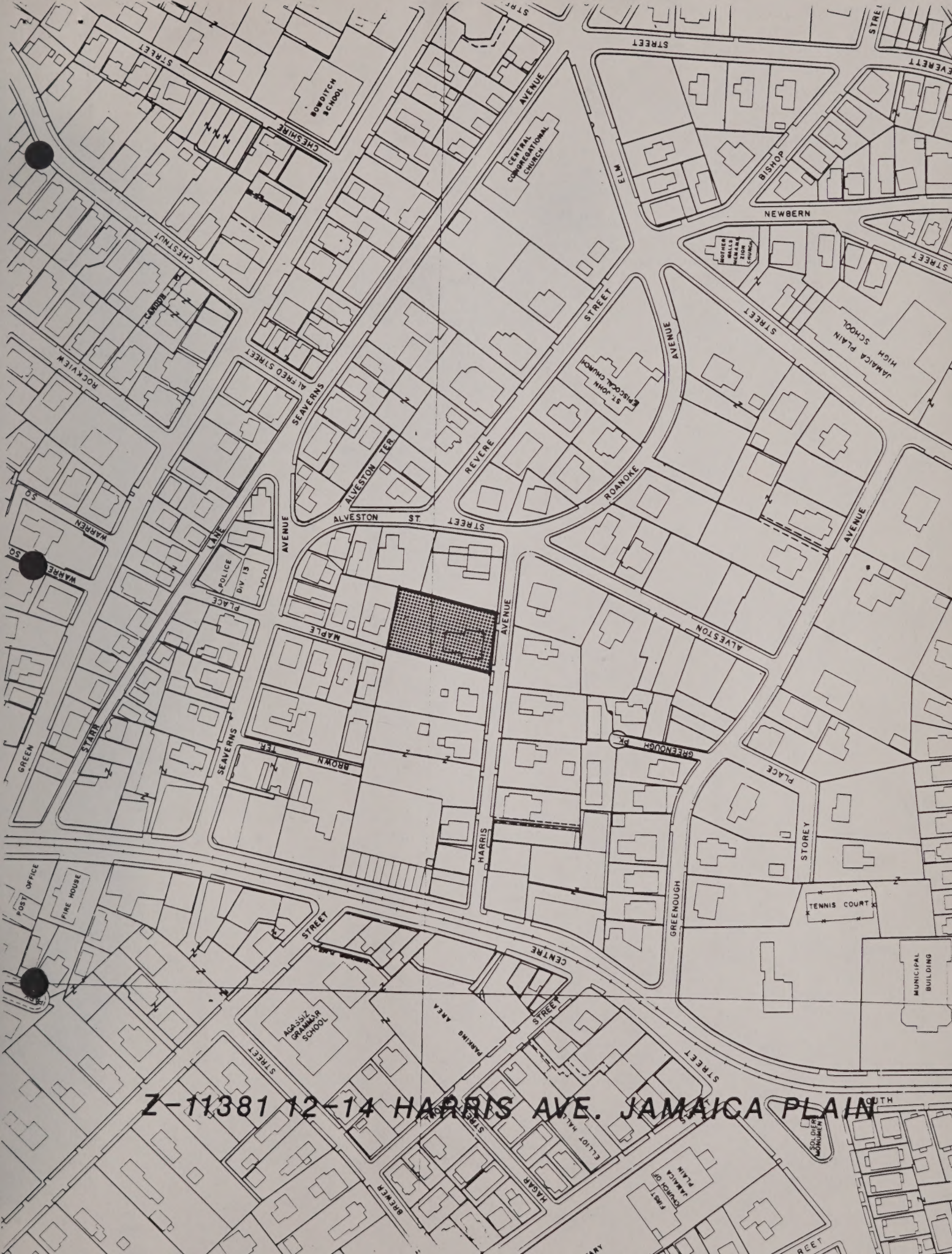
Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from nursing home to apartment, clinic, and lodging house.

Violation(s): Change in nonconforming use.

VOTED: In reference to petition Z-11381, Bo-In Lee & Nam-Ye Lee, 12 & 14 Harris Avenue, Jamaica Plain, for change in nonconforming use for change of occupancy from nursing home to apartment, clinic, and lodging house in a residential (R-.5) district, the Boston Redevelopment Authority recommends deferral until area residents and immediate abutters have had the opportunity to discuss following concerns with appellant: amount of space above grade in basement unit; parking; number of students and regular lodgers; hours of operation; and appearance. Structure and site are in poor condition. The property has long been a community eyesore. Exterior facades display signs of neglect. Plans indicate bedroom, living room, dining room and kitchen in basement of structure. It is unclear whether or not these habitable areas would be at least 50 percent above grade. Because proposed use is located in a R-.5 residential area, there are special concerns with hours of operation of clinic and classrooms and with number of potential lodgers. Appellant has signed letters from 56 area residents who are in favor of proposed project. The Jamaica Plain Neighborhood Council, however, has concerns with parking, appearance, hours of operation, and operation of lodging facility. The immediate neighborhood group, the Sumner Hills Association, has not had an opportunity to review project. There has been no community meeting with either the Neighborhood Council or the Sumner Hills Association.


Z-11381 12-14 HARRIS AVE. JAMAICA PLAIN

Board of Appeal Referrals 4/21/88

Hearing: 4/26/88

Z-11394
Julio & Clara Diaz
5 Annapolis Street
Dorchester

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Enlarge rear porch of three-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-11394, Julio & Clara Diaz, 5 Annapolis Street, Dorchester, for two variances to enlarge rear porch of three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Proposal involves removal of rear porch and construction of one-story addition for expanding family needs. Addition extends towards a residential parking lot and does not intrude on abutting residence. Neighbors have expressed support.

Z-11394 5 ANNAPOLIS ST. DORCHESTER
ROSECLAIR STREET
RUSSELL SCHOOL
ROAD
POND
RICHARDSON PARK
COTTAGE STREET
CHASE STREET
HINCKLEY STREET
MAYFIELD STREET
EAST STREET
DAMES TER
DAMES STREET
WILLIS STREET
ANNAPOLIS STREET
EDWARD EVERETT SQUARE
AVENUE STREET
SUMNER TERRACE
CONRAD STREET
ANNABEL STREET
ALVAN TERRACE
SUMMER
U.S. POST OFFICE UPHAM'S CORNER STA.
UPHAM'S CT.
NORTH DORCHESTER CEMETERY
CAWFIELD STREET
EASTMAN STREET
COLUMBIA
STOUGHTON
HOLDEN STREET
HAMLET STREET
RAMSEY
UPHAM'S CORNER
ELDER STREET
BELDEN STREET
BELDEN SQ
GENE STREET
WENDOVER STREET
QUINCEFIELD PL
QUINCEFIELD STREET
GLEN
MILLSBORO STREET
ST HARROW STREET

Board of Appeal Referrals 4/21/88

Hearing: 5/3/88

Z-11399
William F. Clough
64 Rockne Avenue
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-11399, William F. Clough, 64 Rockne Avenue, Dorchester, for variance to erect one-story addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The proposed construction will extend the second-floor front of the structure flush with the exterior wall of the first floor. The proposed addition does not extend beyond the existing footprint of the house and the result would be similar to the existing architectural character of this neighborhood of one-family homes.

Z-11399 64 ROCKNE AVE. DORCHESTER

Board of Appeal Referrals 4/21/88

Hearing: 4/26/88

Z-11400
Maria Colantuoni
138 Metropolitan Avenue
Roslindale

Site: Two-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area, width, frontage, and off-street parking.

VOTED: In reference to petition Z-11400, Maria Colantuoni, 138 Metropolitan Avenue, Roslindale, for forbidden use and four variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Appellant seeks to legalize the occupancy of the basement unit for which the rroms are small. A third apartment would be excessive for the structure. Legalization of a three-family dwelling in this neighborhood establishes a negative precedent. Site does not offer any relief to future conditions if the structure was approved as a three-family dwelling. The area residents have been active in voicing disapproval on the issue of three-family structures and increased density.

Z-11400 138 METROPOLITAN AVE. ROSLINDALE.

Board of Appeal Referrals 4/21/88

Hearing: 4/26/88

Z-11401
Alvin Goldsmith
256 Beacon Street
Boston

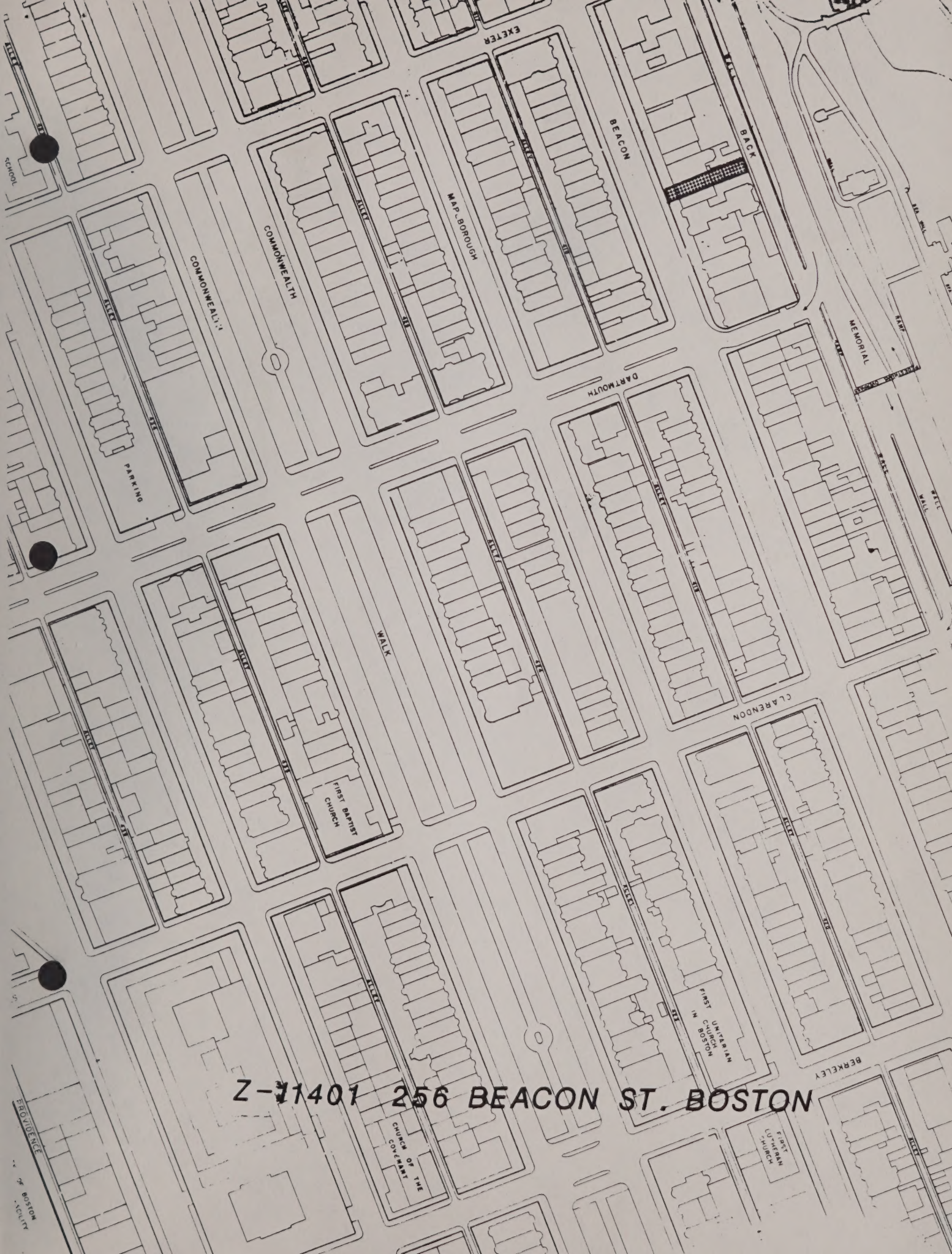
Site: Three-story structure

District(s): Apartment (H-3-65)

Purpose: Erect eight-foot fence.

Violation(s): Insufficient front yard.

VOTED: In reference to petition Z-11401, Alvin Goldsmith, 256 Beacon Street, Boston, for variance to erect eight-foot fence in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval with proviso of review and approval by the Back Bay Architectural Commission (BBAC) and continuing design review by the Authority. The appellant seeks to install a fence across the rear of his property, which is located in a Priority Preservation Subdistrict (Subdistrict B). With necessary review by the BBAC, the proposal would meet IPOD standards by conforming to the architectural character of the surrounding area. The Neighborhood Association of the Back Bay is not in opposition to this proposal.



Z-11401 256 BEACON ST. BOSTON

21

Board of Appeal Referrals 4/21/88

Hearing: 4/26/88

Z-11403
Rowes Wharf Limited Partnership
350 Atlantic Avenue
Boston

Site: 16-Story structure

District(s): General business (B-8-U)

Purpose: Change occupancy from residential, offices, hotel, retail, garage, and car rental agency to same and computer training school.

Violation(s): Computer training school is conditional use.

VOTED: In reference to petition Z-11403, Rowes Wharf Limited Partnership, 350 Atlantic Avenue, Boston, for conditional use for change of occupancy from residential, offices, hotel, retail, garage, and car rental agency to same and computer training school in a general business urban renewal area subdistrict (B-8-U), the Boston Redevelopment Authority recommends approval; and in connection with this exception, Director is authorized to issue a certificate of compliance indicating consistency of plan with previously approved plans for urban renewal subdistrict. The proposed computer training school use (Use Item No. 18) is consistent with the Authority's goals for the development as a whole and with previously approved plans by providing for computer training availability in a small office setting. The proposed use is in conformity with the Downtown/Waterfront/Urban Renewal Plan, the Boston Harbor Plan, and the guidelines for redevelopment of the site formulated by the Authority and the Boston Society of Architects. Previous agreements with the Authority will not be afected.

Z-11403 350 ALANTIC AVE. BOSTON
AVENUE
INDIA PLACE
INDIA
BROAD
OLIVER
PEARL
KILBY
CENTRAL
MILK
CUSTOM HOUSE
STREET
WHARF
PARKING
FORT HILL SQUARE
HIGH
U.S. CUSTOM HOUSE
McKINLEY SQUARE
POST OFFICE
LIBERTY SQUARE
BATTERYMARCH
WELL
SEARS ST.
STORER ST.
WENDELL
LEWIS
FUSTIS WHARF
CENTRAL WHARF
INDIA WHARF

22

Board of Appeal Referrals 4/21/88

Hearing: 4/26/88

Z-11404
Sylvester Salcedo
33 Gibson Street
Dorchester

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three-family dwelling to same and silk screening of shirts and cards.

Violation(s): Silk screening is forbidden use.

VOTED: In reference to petition Z-11404, Sylvester Salcedo, 33 Gibson Street, Dorchester, for forbidden use for change of occupancy from three-family dwelling and same and silk screening of shirts and cards in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following provisos; that the use terminate after two years; that the silk screening operation extend to the owner-appellant only and expire upon sale, lease, rental, or other disposition of the property; that there be no retail sales conducted on site; that appellant be allowed no more than two employees at any time. Site is located in the middle of a predominantly low-scale residential street with the Area C Police Station directly across the street, a Department of Public Works storage yard abutting the Police Station, and three large warehouses for a furniture moving company directly abutting 33 Gibson Street. Sucess of the business should allow the appellant adequate time to move to an appropriate commercial location without impact to the surrounding residential neighbors and to prevent additional serious land use conflicts in the neighborhood.

Z-11404 33 GIBSON ST. DORCHESTER
HARTFORD
RAILROAD
NEW HAVEN
STREET
ROAD
PARKING
(PROPOSED STREET)
MANLEY
NEPONSET
SACO
VICTORY
TRAIN
ELMDALE
ADAMS
PRESLEY
RD
CHRISTOPHER
PARKMAN
PL
GIBSON
BISPHAM
LESLIE
CENTRE
METHODIST CHURCH

Board of Appeal Referrals 4/21/88

Hearing: 5/3/88

Z-11405
Stephen J. Celona
25 Falcon Street
East Boston

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-11405, Stephen J. Celona, 25 Falcon Street, East Boston, for forbidden use and two variances for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Proposed occupancy consistent with surrounding three- and four-family dwellings.

Z-11405 25 FALCON ST. EAST BOSTON

Board of Appeal Referrals 4/21/88

Hearing: 4/26/88

Z-11409
Jonathan Schlefer
80 Sheridan Street
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-11409, Jonathan Schlefer, 80 Sheridan Street, Jamaica Plain, for variance for change of occupancy from one- to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Proposed basement apartment. Light and air are concerns. A substantial portion of proposed small unit is not 50 percent above grade and plans indicate that some rooms lack fenestration. Though off-street parking is not required, street parking is very tight and additional vehicles would exacerbate existing congested condition. Plans indicate only one off-street parking space.

Z-11409 80 SHERIDAN ST. JAMAICA PLAIN
STREET
ARMSTRONG
AVENUE
BOLSTER
SHERIDAN PL
BYMAN SCHOOL
FORBES
PAUL GORE TER
TERMINE
AVENUE
SHERIDAN
CRANSTON
HILL
ROAD
ROCK
PAUL GORE
HYDE
SQUARE
TERRACE
BELMONT
OAKVILE
BOYLSTON
ROSEWAY
BARBARA
TENNIS
COURTS
ADELAIDE TERRACE
PARK
BEECHER
ROSLYN

Board of Appeal Referrals 4/21/88

Hearing: 5/3/88

Z-11411
Garret McGowan
35 Williams Avenue
Hyde Park

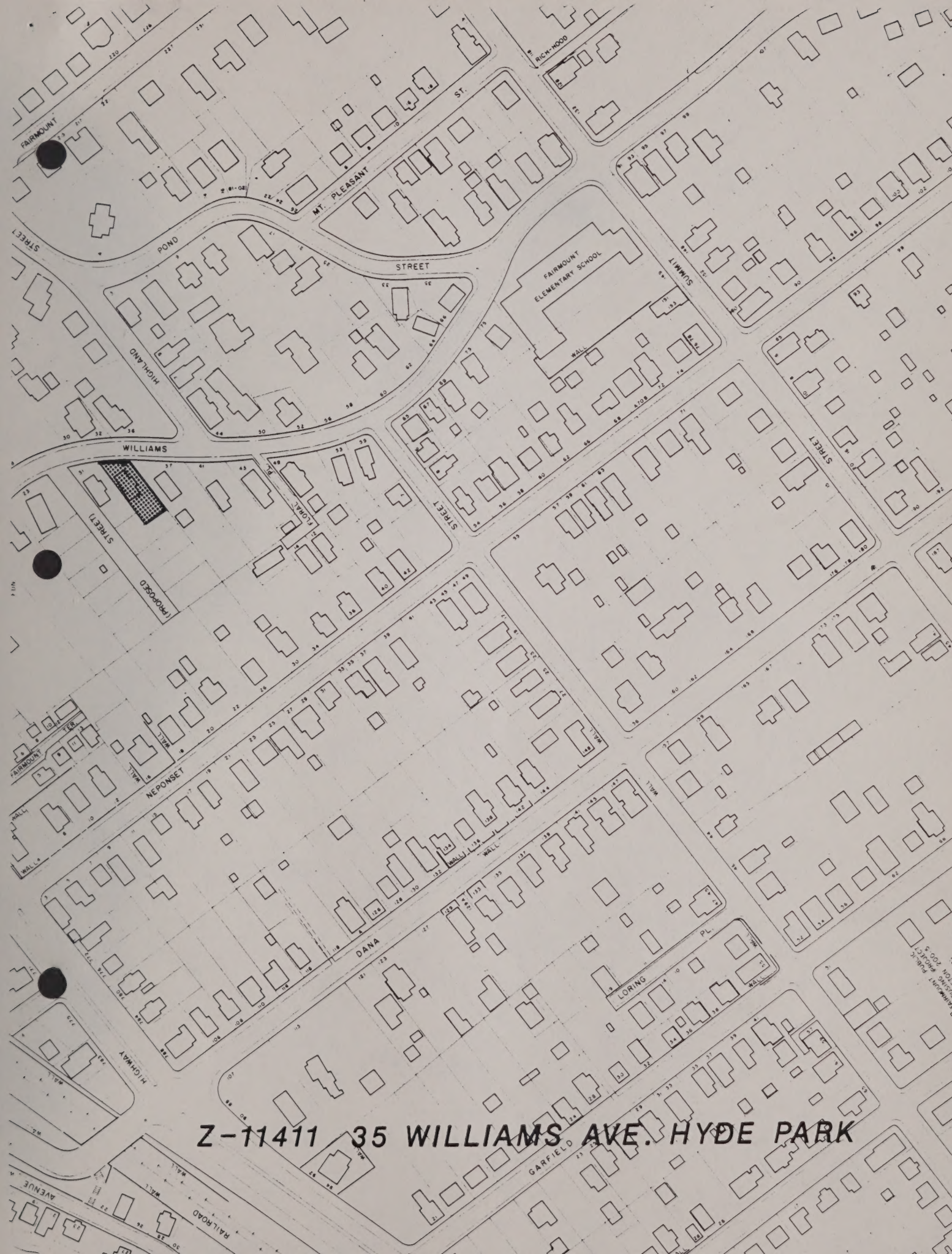
Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Enclose rear porch of two-family dwelling.

Violation(s): Insufficient front and rear yards.

VOTED: In reference to petition Z-11411, Garret McGowan, 35 Williams Avenue, Hyde Park, for two variances to enclose rear porch of two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to exterior building materials and rear deck be submitted to the Authority for design review approval. Proposed front porch addition and side porch enclosure are keeping within the intent of the original structure. However, as appellant has only applied for one of three changes shown on the architect's drawings and no elevations are provided, plans should be submitted for design review in reference to the exterior building materials and rear deck.



Z-11411 35 WILLIAMS AVE. HYDE PARK

Board of Appeal Referrals 4/21/88

Hearing: 4/26/88

Z-11412
John F. Gribos
25 Helena Road
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect dormer addition to one-family dwelling.

Violation(s): Excessive floor area ratio and building height.

VOTED: In reference to petition Z-11412, John F. Gribos, 25 Helena Road, Dorchester, for two variances to erect dormer addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Dormer will provide additional living space without encroaching on the abutting homes or impact the low-residential character of the street.

Z-11412, 25 HELENA RD. DORCHESTER

27

Board of Appeal Referrals 4/21/88

Hearing: 4/26/88

Z-11413
Bernice Siegel
5 Leamington Road
Brighton

Site: Three-story structure

District(s): Residential, three-family (R-.8) and Apartment (H-1)

Purpose: Erect two-story rear addition to three-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11413, Bernice Siegel, 5 Leamington Road, Brighton, for variance to erect two-story rear addition to three-family dwelling in a residential (R-.8) and apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. Proposed addition conforms to height and scale of existing structure, is not visible from street and does not detract from streetfront.

Z-11413 5 LEAMINGTON RD. BRIGHTON
CHESTNUT HILL
LOTHIAN ROAD
CHISWICK ROAD
COMMONWEALTH
STRATHMORE
LEAMINGTON ROAD
NOTTINGHAM PATH
SUTHERLAND ROAD
SELKIRK ROAD
LAMARK ROAD
KINROSS
FIRST PARISH UNITARIAN CHURCH
ALEXANDER HAMILTON SCHOOL
PARKING
WALL

28

Board of Appeal Referrals 4/21/88

Hearing: 4/26/88 Z-11414-11415
Josephine Amaticci
113 Addison Street & 202-204 Leyden Stre
East Boston

Site: 5,000 Square feet of land and 2½-story structure

District(s): Residential, three-family (R-.8)

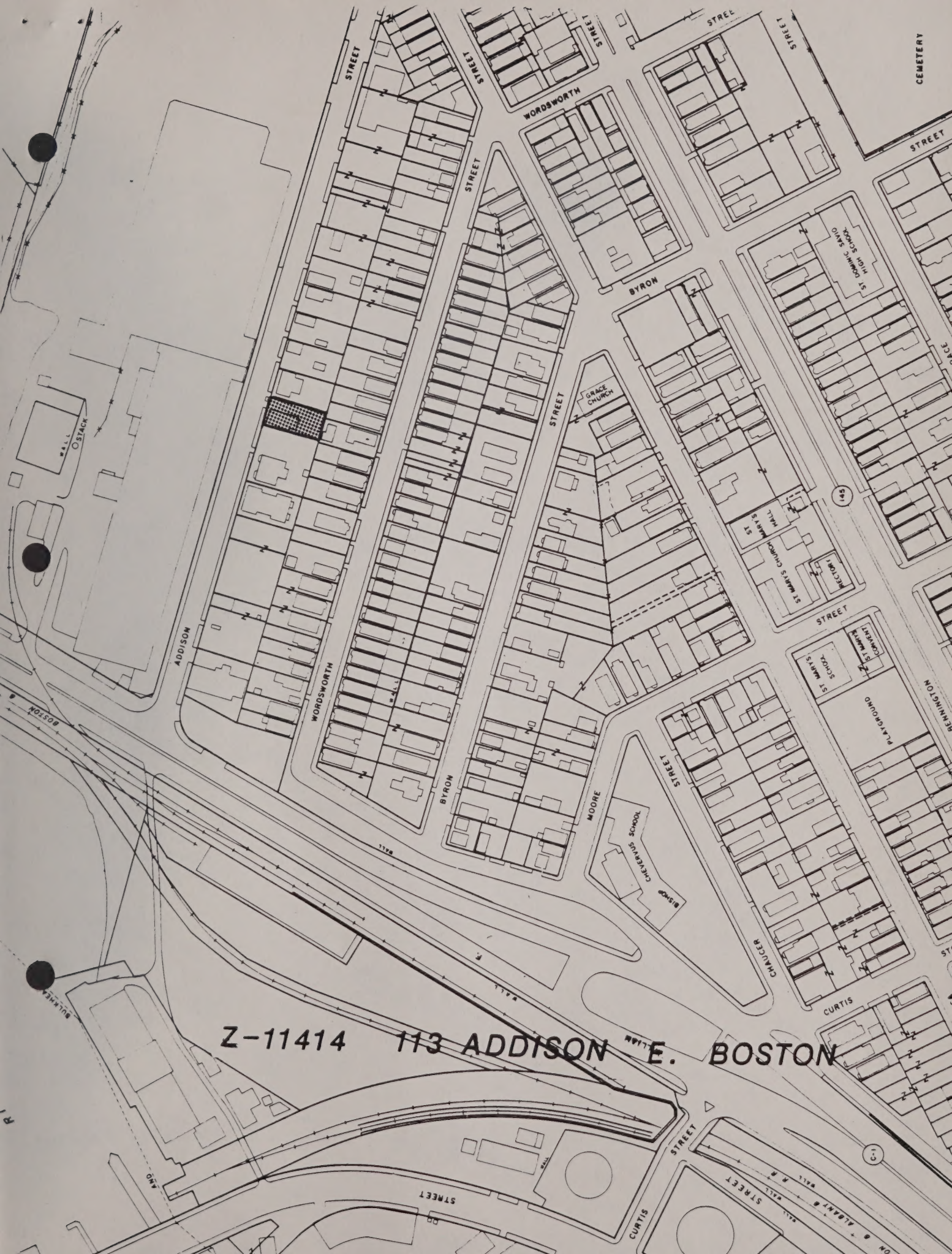
Purpose: Erect two-apartment townhouse structure; change occupancy from two- to four-family dwelling.

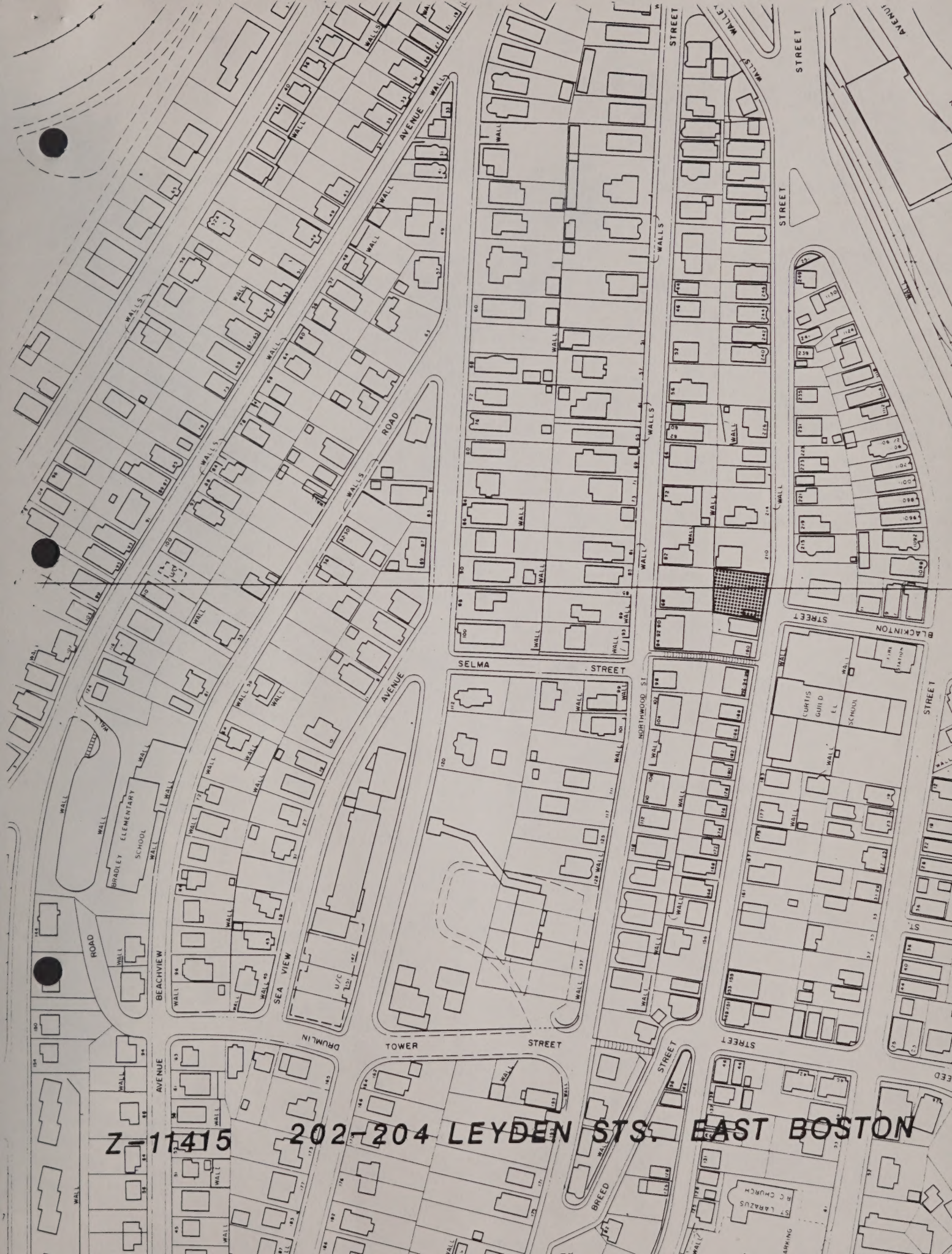
Violation(s): Insufficient lot area, side, and rear yards.

Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petitions Z-11414-11415, Josephine Amaticci, 113 Addison Street & 202-204 Leyden Street, East Boston, for three variances to erect two-apartment townhouse structure and forbidden use and two variances for change of occupancy from two- to four-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends **approval** of two-apartment structure on Addison Street **with proviso** that plans be submitted to the Authority for design review approval and **denial** of conversion on Leyden Street. The Addison Street site is surrounded by multifamily dwellings. A duplex on this site would be consistent with the residential character of the area. Through the design review process, it would be possible to eliminate the rear yard and side yard zoning violations. Leyden Street, however, is in a very congested neighborhood; increasing the density to four families could have negative impacts and set a dangerous precedent for conversions in this area. Authority would support a change of occupancy from a two- to a three-family dwelling.


Z-11414 113 ADDISON E. BOSTON
ADDISON
WORDSWORTH
BYRON
MOORE
CHAUCER
CURTIS
BENNINGTON
GRACE CHURCH
ST LOUKING SAVIO HIGH SCHOOL
ST MARY'S CHURCH
ST MARY'S HALL
ST MARY'S SCHOOL
ST MARY'S CONVENT
PLAYGROUND
BISHOP CHEVERUS SCHOOL
STACK
BOSTON
STREET



Z-11415 202-204 LEYDEN STS. EAST BOSTON

Board of Appeal Referrals 4/21/88

Hearing: 5/3/88

Z-11417-11418
Philip Tracey, Trustee
43-45 Belmont Street
Charlestown

Site: Approximately 4,200 square feet of land

District(s): Apartment (H-1)

Purpose: Subdivide; erect two three-family dwellings.

Violation(s): Insufficient lot area, width, frontage, open space, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petitions Z-11417-11418, Philip Tracey, Trustee, 43-45 Belmont Street, Charlestown, for 11 variances to erect two three-family dwellings in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Community concern with respect to proposed six units has been expressed. It is necessary for this proposal to be reviewed by the neighborhood and by the Charlestown Neighborhood Council. Insufficient subdivision information submitted.

BISCOE
STREET
BARTLETT
STREET
SULLIVAN
STREET
PEARL
STREET
SULLIVAN
STREET
STREET
STREET

Board of Appeal Referrals 4/21/88

Hearing: 5/3/88

Z-11455
Ladd M. Martin, Jr., Trustee
55 Joy Street
Boston

Site: Four-story structure

District(s): Apartment (H-2-65)

Purpose: Legalize occupancy as eight apartments.

Violation(s): Insufficient open space and off-street parking.

VOTED: In reference to petition Z-11455, Ladd M. Martin, Jr., Trustee, for two variances to legalize occupancy for eight apartments in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Occupancy has existed approximately twenty years. All units are two-bedroom; none in basement.

Z-11455 55 JOY ST. BOSTON
GRANARY BURIAL GROUND (CEM)
COMMONWEALTH OF MASSACHUSETTS STATE HOUSE
PARKING
MASON MEMORIAL UNITED COMMUNITY SERVICES
FORD HALL
METROPOLITAN DISTRICT COMMISSION
MISSION CHURCH OF ST. JOHN (EPISC.)
SUFFOLK UNIVERSITY
BOSTON ATHENAEUM
CATHOLIC INFORMATION CENTER
PARK STREET CHURCH
MT. VERNON PLACE
JOY PLACE
SMITH COURT
BOSTON SCHOOL COMMITTEE ANNEX
CARNEGIE INSTITUTE
LOUISBURG SQUARE
POND
FROG
MONUMENT
BOWDOIN
HANCOCK
JOY
IRVING
GARDEN
ANDERSON
GROVE
WALNUT
SPRUCE
PARK
WINTER
HAMILTON
SOMERSET
ASHBURTON
DERNE
TREMONT PLACE
STREET
PLACE
COURT
SQUARE

Board of Appeal Referrals 4/21/88

Hearing: 5/3/88

Z-11456
Jerold Green, Agent
91-97 Massachusetts Avenue
Boston

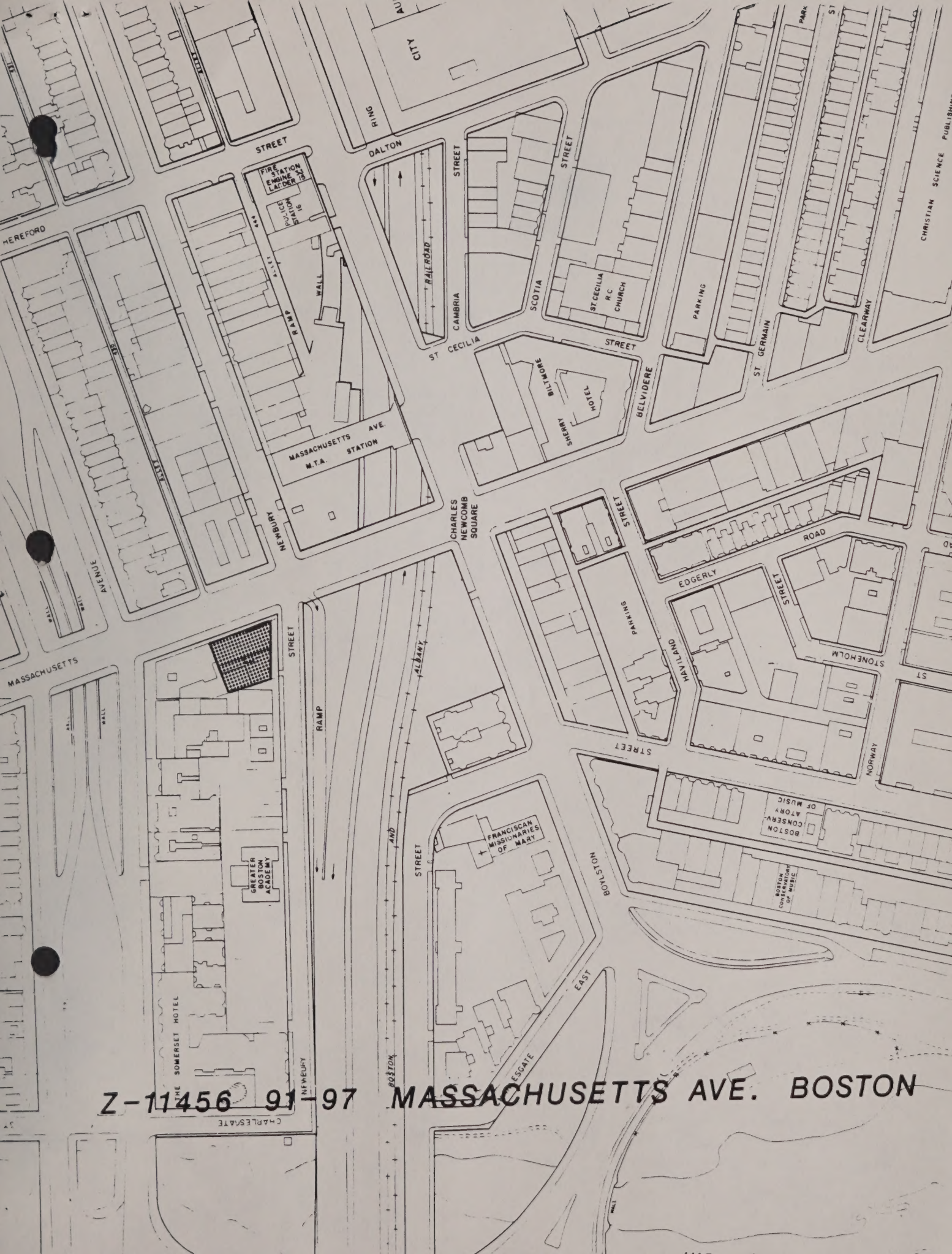
Site:

District(s): General business (B-8-120b)

Purpose: Change occupancy from offices, school, stores, and restaurant to same and take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-11456, Jerold Green, Agent, 91-97 Massachusetts Avenue, Boston, for conditional use for change of occupancy from offices, school, stores, and restaurant to same and take-out restaurant in a general business (B-8-120b) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans for any exterior change be submitted to the Authority for design review approval and be reviewed and approved by the Zoning and Licensing Committee of the Neighborhood Association of Back Bay. Take-out ice cream parlor has been in existence for five years. Back Bay Association has no objection.



Z-11456 91-97 MASSACHUSETTS AVE. BOSTON

32

Board of Appeal Referrals 4/21/88

Hearing: 5/2/88

Z-11229
Williams Street Corporation
8-10 Williams Street
Roxbury

Site: Four-story brick structure

District(s): General business (B-2)

Purpose: Change occupancy from warehouse and three retail spaces to 29 apartments (artists live-work in) and three retail spaces.

Violation(s): Insufficient open space and off-street parking.

Roxbury Interim Planning Overlay District and Dudley Square Subdistrict.

VOTED: In reference to petition Z-11229, Williams Street Corporation, 8-10 Williams Street, Roxbury, for two variances to change occupancy from warehouse and three retail spaces to 29 apartments (artists live-work in) and three retail spaces in a general business (B-2) district, the Boston Redevelopment Authority recommends deferral. The City of Boston Arts and Humanities Commission has concerns about the proposed artists' housing concept. The Roxbury PZAC also voted deferral.

Board of Appeal Referrals 4/21/88

Hearing: 5/3/88

Z-11410
John Stevens
286A-290 Medford Street
Charlestown

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Erect 12-unit apartment structure with two levels of underground parking for 31 cars.

Violation(s): Excessive floor area ratio.

Insufficient open space, front, side, and rear yards.

VOTED: In reference to petition Z-11410, John Stevens, 286A-290 Medford Street, Charlestown, for six variances to erect twelve-unit apartment structure with two levels of underground parking for 31 cars in an apartment (H-1) district, the Boston Redevelopment Authority recommends deferral. Appellant now proposes to erect thirteen units with one level of underground parking and has agreed to defer for further community and Authority review of proposal.

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Board of Appeal Referrals 4/21/88

Hearing: 5/3/88

Z-11453
285 Summer Street Trust
Frederic S. Clayton, Trustee
285-297 Summer Street
South Boston

Site: Five-story structure

District(s): Manufacturing (M-4)

Purpose: Change occupancy from offices to offices and parking garage (nine cars); erect five-story addition.

Violation(s): Parking garage is conditional use.

Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-11453, 285 Summer Street Trust, Frederic S. Clayton, Trustee, 285-297 Summer Street, South Boston, for conditional use and two variances for change of occupancy from offices to offices and parking garage and erect five-story addition in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends denial without prejudice. Proposal is inappropriate, creating a negative impact on the surrounding area. Appellant has not justified increase of floor area ratio from 4.98 to 5.75. Proposed garage egress would be from A Street which supports heavy vehicular and pedestrian traffic as well as trucks engaged in transporting and loading activities. Abutter indicates existing traffic problems and preservation of neighborhood character as reasons for opposition to the proposal. Site is located within the restricted parking district.